



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
SOUTH PERMITS BRANCH
4400 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FLORIDA 33410

REPLY TO
ATTENTION OF

Regulatory Division
South Permits Branch
SAJ-2004-5224 (RGP-DEB)

PUBLIC NOTICE

PROPOSED REGIONAL GENERAL PERMIT JUL 19 2004

FILL FOR RESIDENTIAL AND EQUESTRIAN DEVELOPMENT
IN THE VILLAGE OF WELLINGTON, HOMELAND, DEER RUN, FOX TRAIL,
RUSTIC LAKES AND CALOOSA ESTATES SUBDIVISIONS IN PALM BEACH
COUNTY, FLORIDA

TO WHOM IT MAY CONCERN: The Jacksonville District of the U.S. Army Corps of Engineers is proposing a Regional General Permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) as described below:

WATERWAY & LOCATION: The proposed Regional General Permit (RGP) project area is limited to waters of the United States in the following subdivisions in central and northern Palm Beach County: Village of Wellington, Deer Run, Fox Trail, Homeland, Rustic Lakes, and Caloosa Estates. These subdivisions can be located on the attached map and aerial images. The project area excludes a large section (located in the north and east section) of the Village of Wellington, which is currently developed, or otherwise, considered to contain non-jurisdictional uplands and waters. The total area covered by this proposed RGP is approximately 29.5 square miles (18,939 acres) of residential and mixed-use single-family residential development, containing mixed, herbaceous and forested, freshwater wetlands, and uplands. The affected drainage basins, within the watershed, are the C-18, C-51, C-16, Pal Mar, and L-8. The following table provides the respective Sections, Townships, Ranges and centroid latitudes and longitudes for each subdivision:

Subdivision	Section	Township	Range	Centroid Latitude and Longitude
Wellington (Little Ranches)	2	44	41	26°38'58.90" North 80°15'6.42" West
Wellington (Palm Beach Point)	19	44	41	
Wellington (Other)	20	44	41	
Wellington (Other)	21	44	41	
Wellington (Other)	22	44	41	
Wellington (Other)	23	44	41	
Wellington (Other)	27	44	41	
Wellington (Other)	28	44	41	
Wellington (Palm Beach Point East)	29	44	41	

Wellington (Palm Beach Point)	30	44	41	
Wellington (Other)	32	44	41	
Wellington (Other)	33	44	41	
Wellington (Other)	34	44	41	
Caloosa Estates	20	41	41	
Caloosa Estates	21	41	41	26°53'20.94" North 80°15'2.60" West
Caloosa Estates	27	41	41	
Caloosa Estates	28	41	41	
Caloosa Estates	34	41	41	
Rustic Lakes	14	42	41	26°47'49.97" North 80°12'53.60" West
Rustic Lakes	23	42	41	
Deer Run	21	43	40	26°43'13.02" North 80°21'2.67" West
Deer Run	22	43	40	
Deer Run (White Fences)	15	43	40	
Deer Run (White Fences)	16	43	40	
Fox Trail	26	43	40	26°41'50.53" North 80°19'21.17" West
Fox Trail	35	43	40	
Fox Trail	36	43	40	
Homeland	35	44	41	26°35'31.66" North 80°13'51.31" West
Homeland	38	44 1/2	41	
Homeland	2	45	41	
Pal Mar Mitigation Parcel	4	41	41	26°56'9.02" North 80°15'21.44" West
Pal Mar Mitigation Parcel	5	41	41	

PROJECT PURPOSE:

Basic: The basic project purpose is to accommodate single-family and mixed-use single-family residential development in Palm Beach County.

Overall: The overall project purpose is to streamline the regulatory process for the construction of single-family residential and equestrian development, and related infrastructure, where fill will not result in significant adverse impacts to the aquatic environment and affected watersheds, in the Village of Wellington, and the Homeland, Deer Run, Fox Trail, Rustic lakes, and Caloosa Estates Subdivisions to serve the growing single-family residential and mixed-use single-family development needs of Palm Beach County.

PROPOSED WORK: This RGP proposes authorization for the placement of fill necessary for the construction of single-family, equestrian, and related development and infrastructure in the Village of Wellington, and in Homeland, Deer Run, Fox Trail, Rustic lakes, and Caloosa Estates Subdivisions in Palm Beach County. This RGP is applicable to lands zoned for single-family

and related development (i.e., Residential Estate (RE), Single-Family Residential (RS), Agricultural Residential (AR), and Country Residential (CRS), etc.); however, the project purpose, will be used to determine qualification for this RGP. Fill will be limited to that, which is necessary to achieve the project purpose. Impacts to waters of the United States will be assessed based on the direct, cumulative, and secondary impacts to waters of the United States. This RGP will afford provisions for 'after-the-fact' fill in waters of the United States, within the project area. Overall, the total area of waters of the United States affected by this RGP is approximately 2,799 acres of mixed freshwater herbaceous and forested wetlands. For further project details, please see the enclosed Attachments #1 - 11.

MITIGATION: Compensatory mitigation for wetland impacts within the project area will be achieved through the establishment of an Environmental Trust Fund from which monies will be made available for the acquisition, enhancement, restoration, and long-term management of Environmentally Sensitive Lands (ESLs) in Palm Beach County. This Trust Fund will be established through a partnership between the Corps and the Palm Beach County (the County) Department of Environmental Resources Management (ERM). The Corps and ERM will meet annually to discuss allocation of monies generated from this RGP. Mitigation for impacts will be determined based on the proposed area of direct (fill) and indirect impacts, and the assessed function and value of affected wetlands and waters of the United States. The Corps has assessed all affected wetland system types, which occur within the project area, using the Wetland Rapid Assessment Procedure (WRAP) assessment method. These assessments shall be used to determine a compensatory mitigation fee for each permit request.

The (ESLs) targeted for acquisition shall afford 'in kind' mitigation to offset wetland impacts, protect the watershed, provide opportunities to establish wildlife corridors and greenways, and meet the County's Comprehensive Plan and land acquisition, enhancement, restoration, and management plans. Potential mitigation sites will be identified during annual meetings of the Corps and ERM. Both temporal loss and risk will be assessed for the ESLs associated with this RGP.

The Corps and ERM will meet annually to discuss the RGP and decide on proper allocation of funds for land acquisition, enhancement, restoration and management activities, following approval and implementation of the RGP. Permissible activities,

within the mitigation area(s), will be limited to those outlined in the Natural Areas Ordinance #94-13, of the Palm Beach County Code.

HISTORY: Prior to these Subdivisions being zoned and approved for residential, and mixed-residential use in the 1970s and 1980s, they were largely undeveloped or used for agricultural purposes. Historically, these areas contained a variety of wetland communities, including cypress strand, hydric flatwoods, and wet prairie. More recently, due to anthropogenic-related disturbances, some of these wetlands have been degraded to less-functional wetland systems (e.g., exotic-infested wetlands and wet-pasture). Today, a large portion of these subdivisions has been developed for single-family, equestrian, multi-family, commercial, and institutional use.

The remaining undeveloped, and partially developed lots, which contain wetlands require DA permit prior to commencing dredge and/or fill activities. In recent years, due to increased development and Regulatory Program requirements, the timeframes for obtaining a DA permit have increased significantly, thereby placing a burden on the single-family developer. This proposed RGP will serve to expedite the Corps permitting process for single-family and related development, while assuring compensatory mitigation. The following provides a brief description of each subdivision within the project area.

The Village of Wellington is located in central Palm Beach County, just west of U.S. Highway 441/State Road 7, and south of Southern Boulevard. The portion of Wellington included in this RGP covers approximately 13 square miles. The Wellington area was intensively used for row-crop and sod farming, as well as pasture. The area received permit from the South Florida Water Management District in 1978, and soon experienced an increase in residential and mixed-use development. On December 31, 1995, the Acme Improvement District became incorporated as the Village of Wellington. A good portion of the Wellington area is developed; however, the area offers many 5.0-acre and larger lots, which are zoned AR (Agricultural Residential) and mixed-use development. Consequently, this area boasts a thriving equestrian community. Today, the Village of Wellington has a population equal in size with Jupiter, Riviera Beach, and Palm Beach Gardens, and offers all amenities, including housing, shopping, schools, recreation, and parks.

Homeland is located in central Palm Beach County, about 1.1 miles west of U.S. Highway 441/State Road 7, and 0.7 mile south of Lake Worth Road. Homeland is a platted rural subdivision, which was approved by the Board of County Commissioners (BCC) on September 20, 1977. Lots within the Homeland subdivision are greater than or equal to 5.0 acres in size. All of the lands within Homeland are zoned AR. The Future Land Use designation for Homeland is RR5 (*i.e.*, one dwelling unit per 5 acres).

Deer Run is located in central Palm Beach County, about 1.7 miles north of Southern Boulevard (State Road 80), between Lion Country Safari Road and the L-8 Canal. Deer Run is a rural subdivision, which was platted in two phases, which were approved in July 1978 and September 1982. Lots within the Deer Run subdivision are greater than or equal to 5.0 acres in size. A vast majority of the lands within Deer Run are zoned AR, however, one small area in the northern portion of Deer Run is zoned RE (Residential Estate District). The Future Land Use designation for the southern and northeastern portions of Deer Run is RR5 (one dwelling unit per 5 acres). In contrast, the Future Land Use designation for the northwestern portion of Deer Run is RR10 (*i.e.*, one dwelling unit per 10 acres).

Fox Trail is located in central Palm Beach County, just north of Southern Boulevard (State Road 80), both east and west of Lion Country Safari Road. Fox Trail is a platted rural subdivision, which was approved by the BCC in October 1975. The subdivision contains 1,114.65+ acres. Lots within the Fox Trail subdivision are greater than or equal to 5.0 acres in size. All of the lands within Fox Trail are zoned AR. The Future Land Use designation for Fox Trail is RR5.

Rustic Lakes is a small subdivision located just south of Northlake Boulevard and just east of the Royal Palm Beach Acreage Subdivision, situated in north-central Palm Beach County. This subdivision is approximately 0.5 square mile in size. Rustic Lakes offers acreage and other smaller lots zoned for mixed-used residential development.

Caloosa Estates is located in northern Palm Beach County, northeast of the Bee Line Highway, about 6.1 miles south of Indiantown Road and 2.8 miles north of PGA Boulevard. Caloosa is a rural subdivision, which was platted by the BCC in two phases on August 23, 1977, and on March 7, 1978. This subdivision contains 1,854.31+ acres. All lots within the Caloosa

subdivision are greater than 5.0 acres in size. Lands within Caloosa are currently zoned AR. The Future Land Use designation for this area is RR10.

EXISTING CONDITIONS: All of these subdivisions have experienced significant development over the last ten to fifteen years, which has resulted in the continued degradation and fragmentation of onsite wetland systems. Anthropogenic activities, surrounding development, residential canals, fire suppression, and exotic plant species infestation continue to further alter hydrology, soils, and plant communities, which results in reduced wetland function and value. The following wetland communities occur within these subdivisions: **Brazilian Pepper** - true or near monoculture of Brazilian pepper (*Schinus terebinthifolius*), or mixed with other shrubs, such as wax myrtle (*Myrica cerifera*), false-willow (*Baccharis glomeruliflora*), groundsel (*Baccharis angustifolia*) and Carolina willow (*Salix caroliniana*); **Cypress Strand** - pond cypress (*Taxodium ascendens*), bald cypress, red maple (*Acer rubrum*), sawgrass (*Cladium jamaicense*), shield fern (*Thelypteris* spp.), swamp fern (*Blechnum serrulatum*), royal fern (*Osmunda regalis*), duck potato (*Sagittaria lancifolia*), and pickerelweed (*Pontederia cordata*); **Depressional Wetland** - maidencane (*Panicum hemitomon*), pickerelweed, duck potato, sawgrass, spike rushes (*Eleocharis cellulosa*), water hyssop (*Bacopa caroliniana/monnieri*), spatterdock (*Nuphar luteum*), and bladderwort (*Utricularia purpurea*); **Hydric Flatwoods** - slash pine (*Pinus elliottii*), gallberry (*Ilex glabra*), red bay (*Persea borbonia*), dahoon holly (*Ilex cassine*), myrsine (*Rapanea punctata*), cocoplum (*Chrysobalanus icaco*), downy rosemyrtle (*Rhodomyrtus tomentosus*), wiregrass (*Aristida rhizomophora*), broomsedge (*Andropogon* spp.), Tracy's beakrush (*Rhynchospora tracyii*), southern beakrush (*Rhynchospora microcarpa*), fascicled beakrush (*Rhynchospora fascicularis*), blue maidencane (*Amphicarpum muhlenbergianum*), bantam buttons (*Eriocaulon* spp.), bachelors button (*Polygala nana*), road grass (*Eleocharis baldwinii*), and yellow-eyed grass (*Xyris caroliniana*); **Melaleuca** - true or near monocultures of melaleuca (*Melaleuca quinquenervia*); **Shrub Wetland** - wax myrtle, Brazilian pepper, groundsel, false-willow, red maple, Carolina willow, red bay, buttonbush (*Cephalanthus occidentalis*), guava (*Psidium guajava*), shield fern, royal fern, and leather fern (*Acrostichum danaeifolium*); **Wet Prairie** - St. John's wort (*Hypericum fasciculatum*), maidencane, blue maidencane, mixed-graminoids (*Panicum* spp.), broomsedge, yellow-eyed grass, spike rush, beak-

rushes (*Rhynchospora spp.*), sedges (*Cyperus spp.*), marsh pink (*Sabatia grandiflora*), meadow beauty (*Rhexia mariana*), pickerelweed, duck potato, sawgrass, and sundew (*Drosera capillaris*); and **Wet-Pasture** - torpedo grass (*Panicum repens*), mixed-graminoids (*Panicum spp.*), beakrushes, red root (*Lachnanthes caroliniana*), sedges (*Cyperaceae*), hurricane grass (*Fimbristylis spathacea*), Cuban bulrush (*Scirpus cubensis*), and white-stars (*Dichromena sp.*) .

Upland communities adjacent to these wetlands consist mostly of mixed, mesic, pine/palmetto flatwoods and previously filled or disturbed lots containing slash pine, Australian pine (*Casuarina equisetifolia*), ficus (*Ficus sp.*), eucalyptus (*Eucalyptus sp.*), earleaf acacia (*Acacia auriculiformis*), laurel oak (*Quercus laurifolia*), and saw palmetto (*Serenoa repens*). Areas surrounding the undeveloped wetlands consist of residential development, roads, canals, and related infrastructure.

THREATENED AND ENDANGERED SPECIES: All of these subdivisions within the project area have been significantly impacted by past agricultural activities, as well as past and continuing, residential and mixed-use development, which has resulted in the hydrologic and vegetative degradation of wetland and upland communities, and the fragmentation of habitat used by fish and wildlife resources. Based on this information, the project purpose, the known location of listed species critical habitat, (including core-foraging areas), the presence of any listed species which may inhabit the project area, and information on known resources within the project area, the Corps has determined that the effects of the fill and development proposed under this RGP **may affect, but are not likely to adversely affect** the wood stork (*Mycteria Americana*), bald eagle (*Haliaeetus leucocephalus*), and eastern indigo snake (*Drymarchon corais couperii*), and is requesting concurrence on this determination, from the U.S. Fish and Wildlife Service, pursuant to Section 7 of the Endangered Species Act, by separate letter.

Project site information also will be forwarded to the State Historical Preservation Office to be reviewed for the presence of any resources listed, or eligible for listing on the National Register of Historic Places.

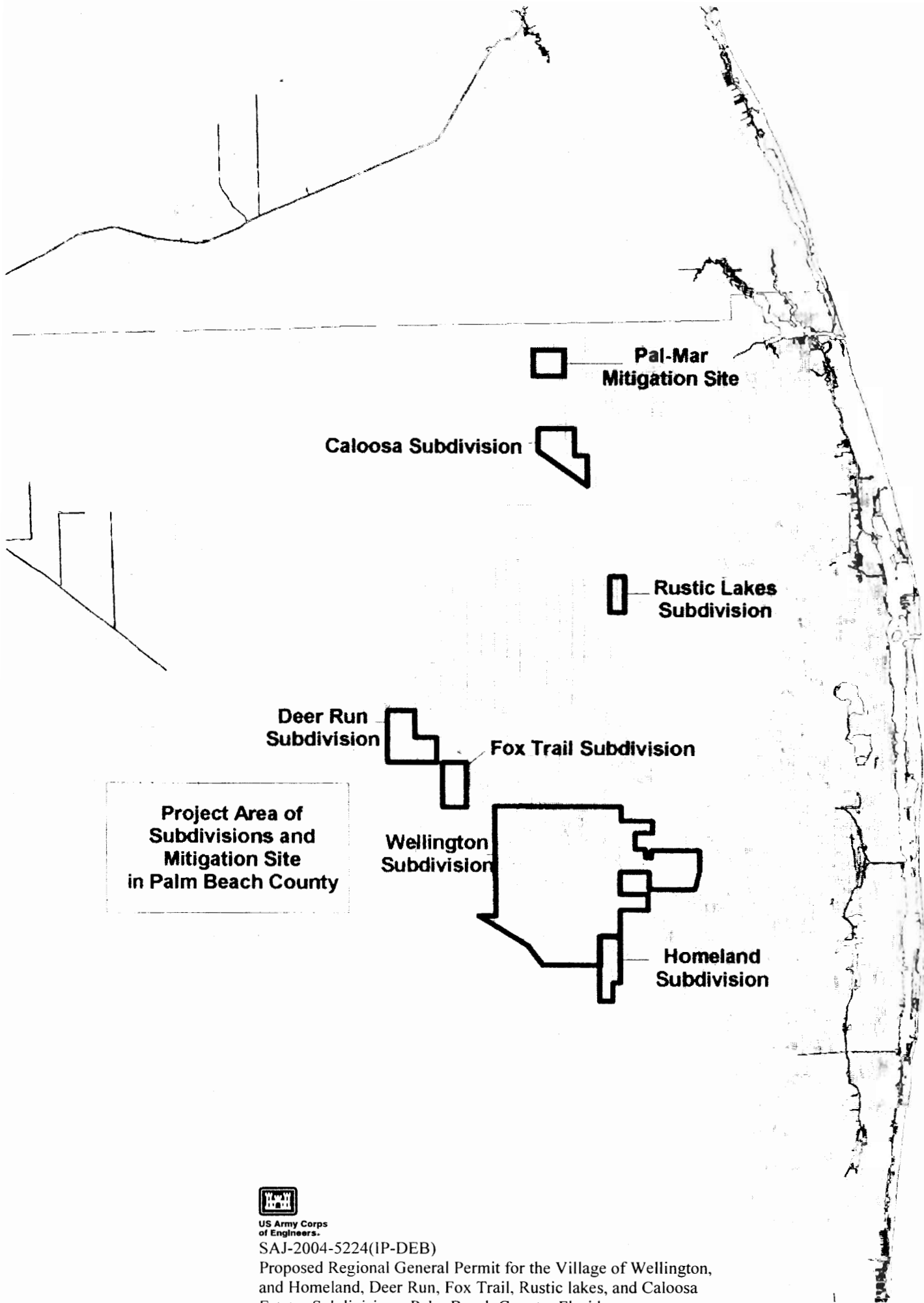
ESSENTIAL FISH HABITAT: This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The proposal would result in the direct and indirect impact to a maximum area of 2,799 acres of waters of the United States, including freshwater herbaceous and forested wetlands. Our initial determination is that the proposed action **will not** have a substantial adverse impact on EFH or Federally managed fisheries in the affected drainage basins. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information, which has been verified by the Corps. The Corps has field verified the extent of waters of the United States within the project area.

AUTHORIZATION FROM OTHER AGENCIES: The South Florida Water Management District (SFWMD) issued permit #50-00548-S to the ACME Water Improvement District for the Village of Wellington (including Little Ranches, Palm Beach Point, and Palm Beach Point East) in 1978. The Florida Department of Environmental protection (FDEP), issued permit #50-00466-S, for the Homeland Subdivision. The SFWMD issued permit #50-00491-S for the Deer Run and Fox Trail Subdivisions. The SFWMD issued permit #50-0074-S, for the Caloosa Estates Subdivision.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within **30** days from the date of this notice.

If you have any questions concerning this application, you may contact Dale Beter of this office either by letter at the letterhead address, by telephone at 561-472-3508, by e-mail at dale.e.beter@saj02.usace.army.mil, or by fax at 561-626-6971.



Project Area of
Subdivisions and
Mitigation Site
in Palm Beach County

Pal-Mar
Mitigation Site

Caloosa Subdivision

Rustic Lakes
Subdivision

Deer Run
Subdivision

Fox Trail Subdivision

Wellington
Subdivision

Homeland
Subdivision



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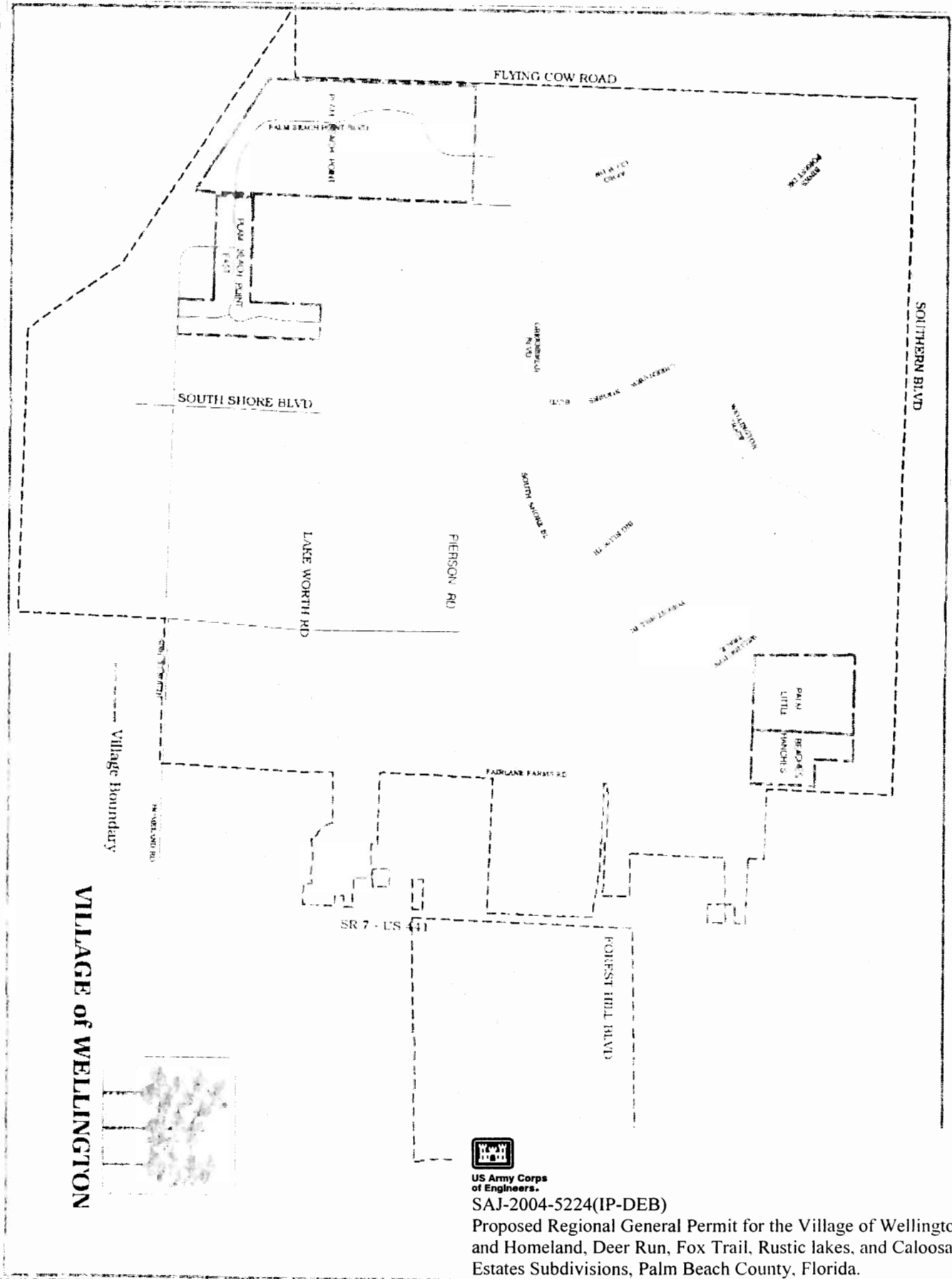
SAJ-2004-5224(IP-DEB)

Proposed Regional General Permit for the Village of Wellington,
and Homeland, Deer Run, Fox Trail, Rustic lakes, and Caloosa
Estates Subdivisions, Palm Beach County, Florida.

July 1, 2004

Attachment # 1

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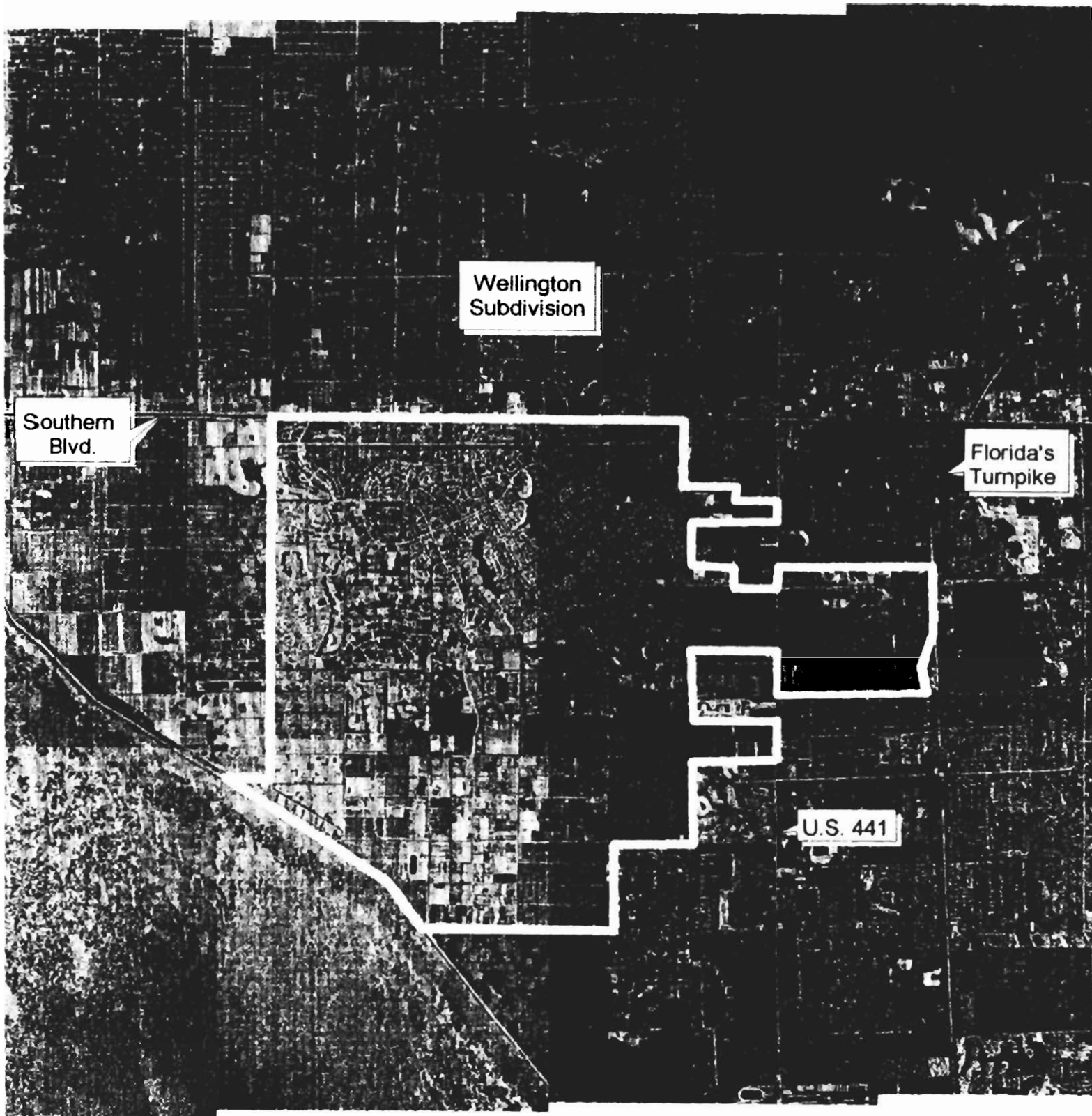
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Attachment # 2



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Proposed Regional General Permit for the Village of Wellington,
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Estates Subdivisions, Palm Beach County, Florida.

July 1, 2004

Attachment # 3

VILLAGE of WELLINGTON

Village Boundary

Village of Wellington

US Army Corps of Engineers

SAJ-2004-5224(IP-DEB)

Proposed Regional General Permit for the Village of Wellington and Homeland, Deer Run, Fox Trail, Rustic lakes, and Calo Estates Subdivisions, Palm Beach County, Florida.



Proposed Regional General Permit for the Village of Wellington,
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Estates Subdivisions, Palm Beach County, Florida.

Attachment # 4




US Army Corps
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Proposed Regional General Permit for the Village of Wellington,
and Homeland, Deer Run, Fox Trail, Rustic lakes, and Caloosa
Estates Subdivisions, Palm Beach County, Florida.

July 1, 2004

Attachment # 5

An aerial photograph of a subdivision, likely in Palm Beach County, Florida. The image shows a grid of land parcels, some of which are outlined in white. Labels are placed over the image to identify specific areas: 'Deer Run Subdivision' is at the top, 'Deer Run Blvd.' is in the center, and 'Lion Country Safari Road' is on the right side. The terrain appears to be a mix of developed and undeveloped land.

Deer Run Subdivision

Deer Run
Blvd.

Lion Country
Safari Road



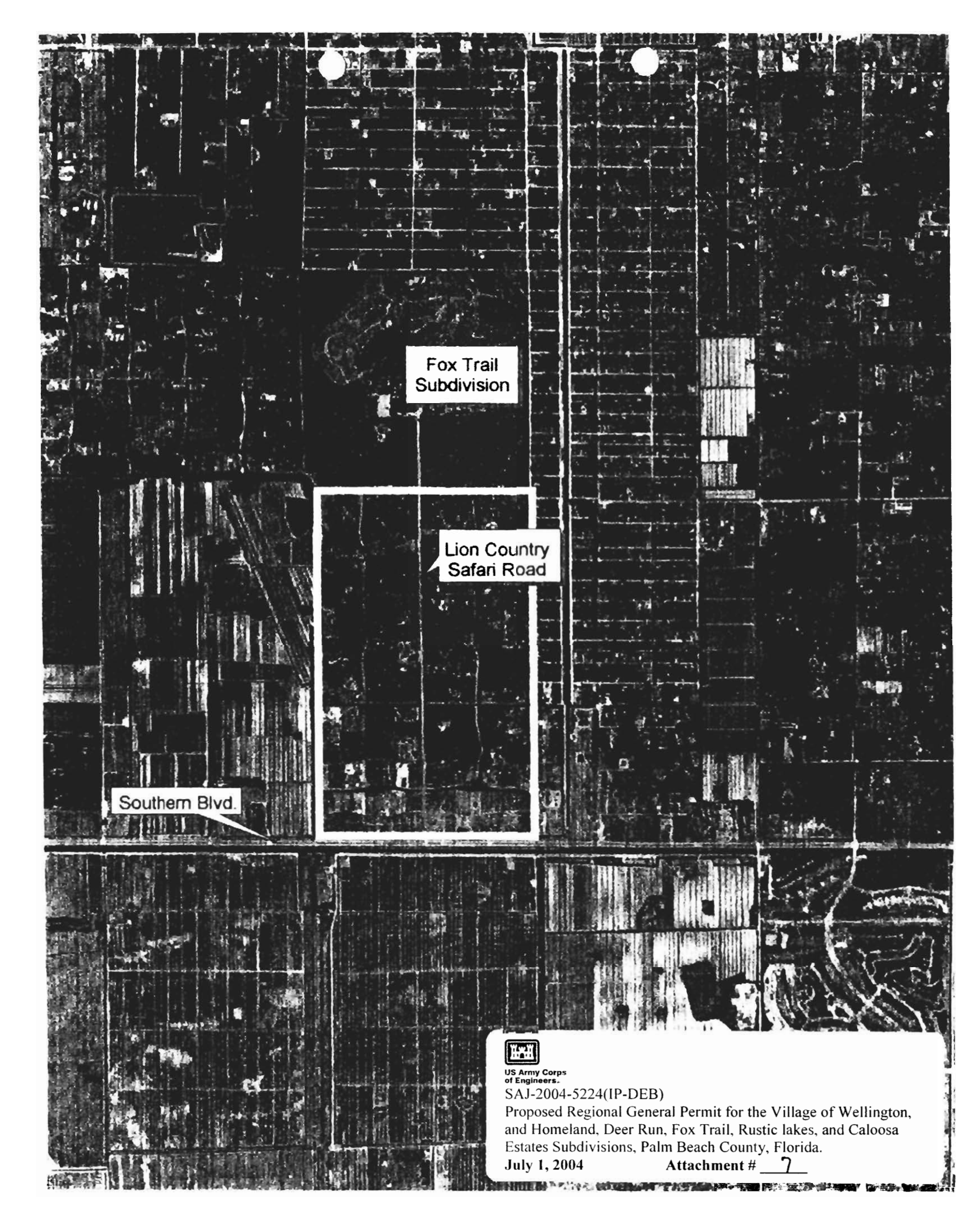
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Proposed Regional General Permit for the Village of Wellington,
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Estates Subdivisions, Palm Beach County, Florida.

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Attachment # 6



Fox Trail
Subdivision

Lion Country
Safari Road

Southern Blvd.



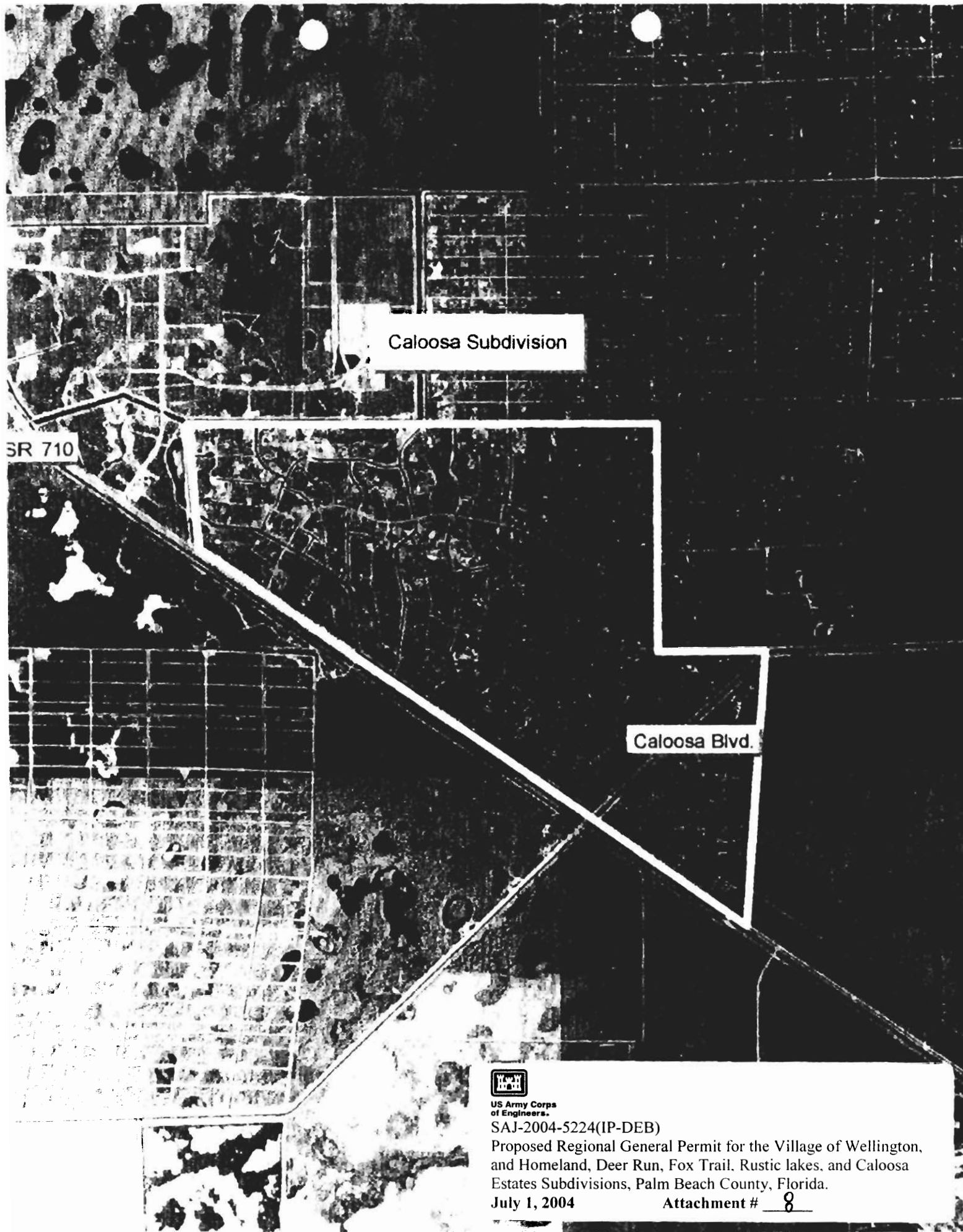
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Proposed Regional General Permit for the Village of Wellington,
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Attachment # 7



Caloosa Subdivision

SR 710

Caloosa Blvd.



US Army Corps
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Proposed Regional General Permit for the Village of Wellington,
and Homeland, Deer Run, Fox Trail, Rustic lakes, and Caloosa
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Attachment # 8

Rustic Lakes
Subdivision

Northlake Blvd.

112th Ter. N.



US Army Corps
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SAJ-2004-5224(IP-DEB)

Proposed Regional General Permit for the Village of Wellington,
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Estates Subdivisions, Palm Beach County, Florida.

July 1, 2004

Attachment # 9

Palm Beach County Subdivision WRAP Index Assessment										
Community ID#	Community Type	WRAP Categories						Total Score	Total Possible Score	Functional Capacity Index (FCI)
		Wildlife	Overstory	Groundcover	Hydrology	Buffer	Water Quality Input			
1	BP	1.00	0.50	0.50	0.50	1.00	1.55	5.05	18	0.281
2	ML	1.00	0.50	0.50	1.00	1.00	1.55	5.55	18	0.308
3	ML/BP	1.00	0.50	0.50	1.00	1.00	1.55	5.55	18	0.308
4	CD4	1.00	1.00	0.50	1.00	1.00	1.55	6.05	18	0.336
5	HFW4	1.00	1.00	0.50	1.00	1.00	1.55	6.05	18	0.336
6	WP4	1.00	n/a	0.50	1.00	1.00	1.55	5.05	15	0.337
7	HFW/WP3	1.50	1.00	1.00	1.00	1.00	1.55	7.05	18	0.392
8	HFW3	1.50	1.00	1.00	1.00	1.00	1.55	7.05	18	0.392
9	SW3	1.50	1.00	1.00	1.00	1.00	1.55	7.05	18	0.392
10	CD/HFW3	1.50	1.00	1.00	1.50	1.00	1.55	7.55	18	0.419
11	CD3	1.50	1.00	1.00	1.50	1.00	1.55	7.55	18	0.419
12	WP3	1.50	n/a	1.00	1.50	1.00	1.55	6.55	15	0.437
13	HFW/CD3	1.50	1.50	1.00	1.50	1.00	1.55	8.05	18	0.447
14	Water	1.00	n/a	1.00	2.00	1.00	1.55	6.55	15	0.437
15	HFW2	2.00	1.50	1.50	1.50	1.00	1.55	9.05	18	0.503
16	CD/HFW2	2.00	1.50	1.50	2.00	1.00	1.55	9.55	18	0.531
17	CD2	2.00	1.50	1.50	2.00	1.00	1.55	9.55	18	0.531
18	HFW/CD2	2.00	1.50	1.50	2.00	1.00	1.55	9.55	18	0.531
19	SW2	2.00	1.50	2.00	1.50	1.00	1.55	9.55	18	0.531
20	WP2	2.00	n/a	2.00	2.00	1.00	1.55	8.55	15	0.570
21	SW1	2.00	2.00	2.00	2.00	1.00	1.55	10.55	18	0.586
22	WP1	2.00	n/a	2.50	2.50	1.00	1.55	9.55	15	0.637
23	CD1	2.00	2.50	2.50	2.00	1.00	1.55	11.55	18	0.642
24	HFW/CD1	2.00	2.50	2.50	2.00	1.00	1.55	11.55	18	0.642
25	HFW1	2.00	2.50	2.50	2.00	1.00	1.55	11.55	18	0.642



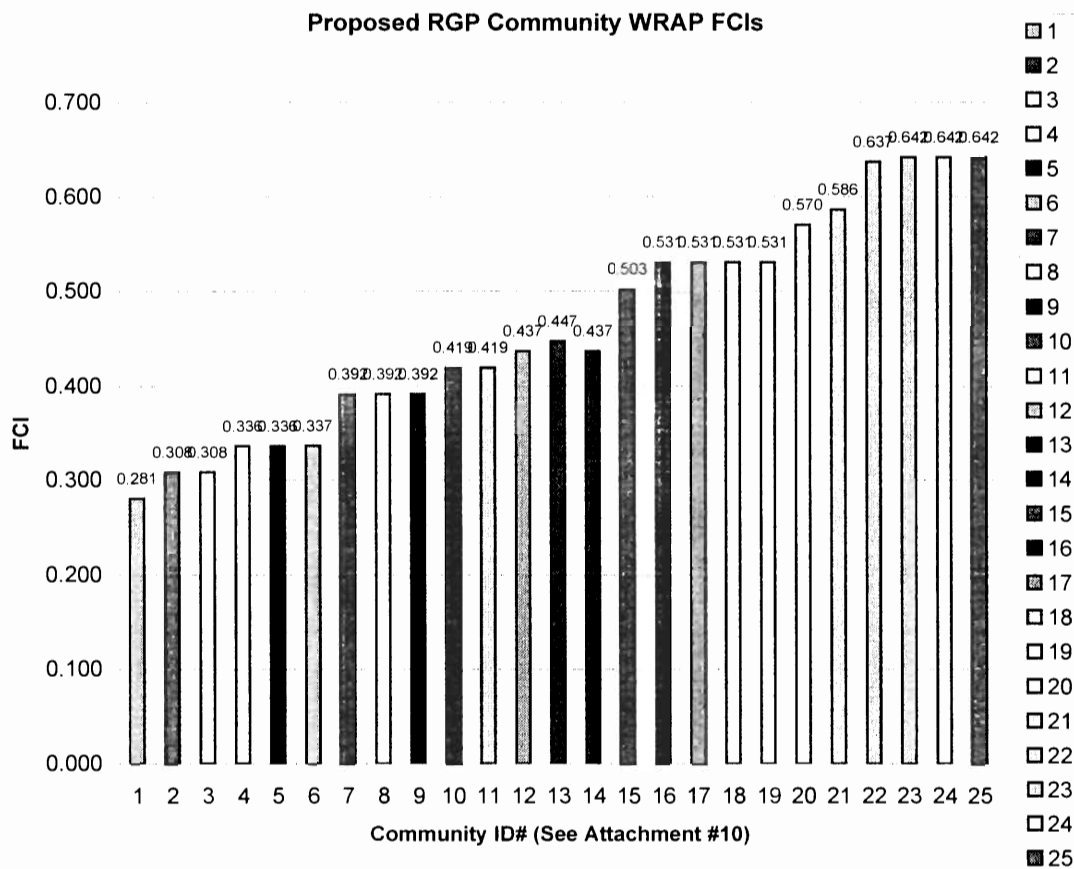
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July 1, 2004

Attachment # 11

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.


John R. Hall
Chief, Regulatory Division